

**BOARD OF PARK COMMISSIONERS****REGULAR MEETING****Monday, April 12, 2004**

Present: Bob Aldrich, \*June Bailey, Dennis Brunner, Colleen Craig, Glen Dey, Bobbie Harris, Janet Miller

Also Present: Judy Doub, John Doub and Lynn Umbarger, Wichita Archery, Inc. (WAI); Gene Brehm – Kansas Department of Wildlife and Parks (KDWP); Rosemary Weber – GreenWay Alliance; Kathy Dittmer, Lucy Burtnett and M.S. Mitchell - Riverside Citizens Association; and Doug Kupper, Larry Foos, Maryann Crockett (staff)

First Vice President Miller called the meeting to order at approximately 3:35 p.m. The minutes of the regular meeting of March 8, 2004, were reviewed and approved.

\*June Bailey present.

1. **Wichita Archery, Inc. (WAI) Proposal.** Director Kupper briefly reviewed the item stating that in August, 2003, the WAI and the Kansas Department of Wildlife and Parks approached the Board with a proposal to establish an archery range on a portion of the South Arkansas River Greenway (SARG). He said at that time, the Board directed staff to negotiate a contract with the group, establish a range layout play, and bring the item back to the Board for review. He passed around an aerial photo of the SARG and referred board members to a map of the proposed range site. He also referred to a copy of the “Non-Exclusive Use Agreement” that was provided with the agenda. He commented that from a park and recreation standpoint, staff felt that the WAI proposal was a positive, controlled recreational activity appropriate to the area, which may help decrease some of the illegal activity occurring in the park such as four-wheel driving on the levy. He added that the proposal would not negate future development of the park for other recreational activities.

John Doub, President, WAI and Field Director of the National Field Archery Association (NFAA), began his presentation by stating that the WAI has had one accident in its forty-year history. He said the organization has over one hundred active adult members and over one hundred-fifty youth members. He said they host tournaments twice a month and also mentioned that they would like to host the National Archery Association Tournament at the SARG site on May 26-27 of this year.

Mr. Doub referred to the map of the proposed site that included a practice range, parking lot, and three temporary structures, which were a trailer type clubhouse, a semi trailer to be used for storage of targets and other items, and an open picnic shelter. He pointed out the wheat field located northeast of the site range and tree lines south and west of the range. He added that WAI would also like to string a “barb-less” wire fence around the entire site and hang warning signs on it.

President Bailey asked if the Park and Recreation Department would be named as co-sponsors of any events or tournaments. Mr. Doub said the WAI could do that. Bob Aldrich asked several questions concerning maintenance, fencing, utilities, signage, lease fee, and the proposed gate into the area. Mr. Doub indicated that WAI would be responsible for any expenses associated with extension of utilities to the area. He said warning signs would be posted on every third or fourth fence post (and reiterated

that the fence would be wire, but “barb-less”). As far as maintenance was concerned, Mr. Doub indicated that WAI would like the City to remove the trash that has accumulated on the property. He said other than that, WAI would remove any trash created by their activities. Staff acknowledged that the area was being used as an illegal dumpsite and that efforts would be made to correct that situation.

Gene Brehm, KDWP, indicated that development of these types of ranges was important to the KDWP and the state in general. He commented that the site would be used for training for the Junior Olympics as well as a place for Kansas bow hunters to maintain their proficiency. He mentioned a program to bring archery to schools in Kansas, similar to a program in the State of Kentucky. Director Kupper commented that this was a positive use of the property and a way for the department to add a recreational activity to its inventory and provide a recreational opportunity to another user group similar to the agreements with the BMX racers, the radio controlled airplane group and the radio controlled car group.

Janet Miller asked several questions relative to the term of the agreement and if input had been received from the adjacent property owner. Staff reported that the initial term of the agreement was five years with two additional one-year terms. Mr. Doub indicated that WAI had visited with the resident and that he was amenable to having the archery range located at the park.

Lynn Umbarger, WAI, clarified that the individual who was injured was in the wrong place on the range. He also said that the site located on 21<sup>st</sup> Street was one of the best in terms of safety; that WAI had liability insurance; and that range safety was of paramount importance to the entire organization.

President Bailey asked if anyone from the public wanted to speak. The following individuals spoke on the issue:

- Rosemary Weber, GreenWay Alliance – asked about total park acreage and the acreage of the proposed range and other archery facilities. She stated that the SARG was prime property, ideal for development of a regional park. She said she was concerned about the compatibility of the archery range with other uses. She specifically mentioned the possibility of children wandering onto the range.

Staff indicated that the park was 158 acres and that the proposed archery range and adjacent facilities were between 10 to 12 acres in size. Director Kupper stated that staff agreed that the property lent itself to a regional outdoor sports type venue, which could include canoeing, camping and other outdoor activities. He said in his professional opinion, the archery range would not preclude other types of outdoor activities. There was brief discussion concerning the range and size of the “field of fire”. Mr. Brehm explained that the trajectory of the bows was limited and that the field of fire was pointed towards the large, open wheat field.

President Bailey asked if there were funds in the Capital Improvement Program (CIP) budget for development of the SARG and if so, for what projects. Director Kupper stated that there was \$300,000 allocated in the 2005 CIP. He added that staff has been communicating with representatives from Sedgwick County, Hayesville and the Derby Recreation Commission regarding the possibility of forming a partnership to develop the property.

- M.S. Mitchell – commented that the City had purchased the recreational rights along the river at this site. He stated that the adjacent property owner was used to seeing individuals with AK-47's

in the area and, therefore, did not object to having an archery range adjacent to his property. M.S. Mitchell added that he felt this was a great use of the area and its orientation towards outdoor activities.

Bobbie Harris said she thought the range was a great idea. She said she also liked the idea of a national program designed to reach kids through schools. She mentioned bowling and tennis programs administered through the school system, and added that although the programs were a lot of work for the sponsoring organizations, they were very beneficial to a lot of kids who would normally never get the opportunity to participate in these types of sports activities. Mr. Doub clarified that they have a Jr. Archery Program that is open to all youth who were willing to pay the enrollment fee. There was brief discussion concerning use of WAI equipment free of charge.

**On motion by Aldrich, second by Harris, IT WAS UNANIMOUSLY VOTED to recommend approval of the “Non-Exclusive Use Agreement” with Wichita Archery, Inc.**

2. **Cell Tower Requests – Linwood Park Ball Fields, Harrison Park Football Field, and Auburn Hills Golf Course.** This item was continued from the March 8, 2004, meeting. Director Kupper briefly reviewed the item stating that the Board had requested that staff review the proposed cell tower sites and report back to the Board. He reported that the Development Coordinating Committee (DCC) had removed the Auburn Hills site from the list for a number of reasons including location and security.

Bob Aldrich commented that he felt the City should received more than the proposed \$8,500 for the site at Harrison Park, which would require a 325-foot access easement road as well as space for the pole and the 30' x 60' compound. He suggested that the City request \$17,000 and add a provision that the company replace any trees removed during installation of the tower and road with trees of equal value or mature/adult trees.

Janet Miller asked if the site fee of \$8,500 was City policy. Director Kupper stated that fees were all over the board. Janet Miller mentioned that although the poles were “eye clutter”, they were changing out already existing light poles. President Bailey asked about working out a deal for both the Harrison and Linwood sites.

**On motion by Aldrich, second by Brunner, IT WAS UNANIMOUSLY VOTED that staff negotiate additional site fees as directed by the Board. It was also noted that the Board agreed with the DCC’s decision to eliminate Auburn Hills Golf Course as a possible tower location.**

3. **Indoor Tennis Facility at Ralph Wulz Riverside Tennis Center.** Director Kupper briefly reviewed the item stating that in early 2003 the City had issued a Request for Proposal (RFP) for a public/private partnership to build an indoor tennis facility at South Riverside Park. He said at that time there was approximately \$1.5 million in the CIP for the project and that amount had been increased to \$2.5 million in 2005; however, he said building costs were now estimated between \$5 – \$8 million. He added that the RFP needed to be reissued because it was out-of-date.

Janet Miller asked why the RFP was not awarded when it was originally issued. Director Kupper stated that City Council elections took place at the same time and that there had also been a mandate to balance the City budget.

Councilwoman Sharon Fearey stated that the City Council had deferred issuing a new RFP for the project because one of the firms indicated they were not ready to respond, but also; the Council wanted to gather additional input from the District Advisory Boards (DAB's), Park Board, and citizens concerning issues such as whether the proposed partnership should be formed with a for-profit (she mentioned that Genesis Health Club had made an offer) or not-for-profit organization; maintenance budget; access to the proposed facility by all socioeconomic groups; and other issues. She indicated that a Council Workshop was scheduled for Tuesday, April 27 to discuss issues regarding the RFP and to orient new Council members on the proposal.

Bobbie Harris gave a brief background on the project stating that the tennis community has discussed the idea of an indoor tennis facility at Riverside since the early 1970's. She said the Maureen Connolly -Brinker Foundation had proposed a partnership with the City and community to provide year-round tennis at an indoor facility for the entire community and particularly for those people who could not afford to pay "country-club" fees. She said the tennis community was ready to provide 50% of the costs for construction of the facility, and that the Mo-Connolly Brinker and Lattner Foundations were prepared to establish an endowment fund to provide funds to cover transportation, maintenance, tennis equipment, programming, and other costs associated with operation of the facility. She added that there has been discussion regarding program development with the Wichita Public School System, the Association of Retarded Citizens and the Riverside community. She also mentioned bringing back the professional and semi-professional tournaments that used to take place at the center. She said personally, she felt very strongly that any partnership should be formed with a not-for-profit organization. She mentioned that one of the models the group used for development of the partnership proposal was located in Springfield, MO. She concluded by saying that the offer from the for-profit group was probably very attractive; however, she requested that Park Board and City Council members slow down and really look at the issues.

There was general discussion regarding operation of the facility, opening and closing hours, 100% cost-recovery, and location. Responding to a question regarding a for-profit organization operating a City owned facility, Director Kupper responded that the Ice Sports Center, Hyatt Hotel and a number of businesses in Old Town are operated by for-profit organizations.

Janet Miller asked why an RFP had not been required for the proposed archery facility? Director Kupper explained that the indoor tennis facility was a high dollar venture. In addition, he said the WAI is providing another recreational opportunity to the community and taking the responsibility off of the City.

President Bailey asked if anyone from the public wanted to speak. The following individual spoke on the issue:

- M.S. Mitchell – commented that he agreed with Bobbie Harris that this proposal has been discussed for several years, including discussion about another location. He said there seemed to be some reluctance on the part of the City regarding the project.

Director Kupper made several comments concerning the size and type of facility that needed to be constructed to house six indoor courts. He said because of the location, near the Indian Center and Wichita Art Museum, it would be inappropriate to simply construct a Butler building at the site. He mentioned red brick and limestone and how those types of materials increase construction costs.

Bob Aldrich stated that he felt the project needed a citywide commitment and asked if the venture could be profitable. Bobbie Harris mentioned the history of the area. Glenn Dey asked about property issues if an organization built a facility on City owned land. Director Kupper explained that any improvements or facilities built on City land automatically become City property. Bob Aldrich requested that board members be furnished a copy of the old RFP for review and comment.

Sharon Fearey reiterated that a Council Workshop was scheduled for Tuesday, April 27, to discuss the issue and bring new council members up-to-date on the project. In addition, she said the item would be presented to the DAB I on Monday, May 3 and that the Council would again discuss the issue on Tuesday, May 11.

After considerable discussion, it was the general consensus of the board to hold a special Park Board meeting on Monday, April 26, 2004, at 3:30 p.m. to discuss the issue. Director Kupper briefly explained the RFP process; review by the staff screening and selection committee; presentation to the City Council; and bid award.

**On motion by Aldrich, second by Dey, IT WAS VOTED to hold a special Park Board Meeting on Monday, April 26, 2004, at 3:30 p.m. to discuss the issue. (Motion carried 6-0. Bobbie Harris abstained.)**

4. **Director's Update.** Director Kupper reported briefly on the following items:

- Grand Re-Opening of Riverside Park. Saturday, May 1, 2004 at 1:00 p.m.
- Toughman Competition. Bob Aldrich requested that this issue be placed on a future Park Board agenda.
- Kiwanis Park. President Bailey mentioned that the Orchard Breeze Neighborhood Association had donated \$6,500.00 towards the purchase of new picnic tables and trash receptacles for Kiwanis Park. She added that the park will be 25 years old on October 9, 2004, and that the neighborhood association was planning a rededication and celebration ceremony.

President Bailey thanked park staff for the tour that was conducted Saturday, April 3, 2004.

There being no further business, the meeting adjourned at approximately 5:25 p.m.

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June Bailey, President

ATTEST:

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Maryann Crockett, Clerk  
Recording Secretary